

146.0

0003

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

921,300 / 921,300

USE VALUE:

921,300 / 921,300

ASSESSED:

921,300 / 921,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY


Patriot
 Properties Inc.

No	Alt No	Direction/Street/City
191		SCITUATE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAILLOUX WILLIAM F JR	
Owner 2: LIU JIEN-KE	
Owner 3:	
Street 1: 191 SCITUATE ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER	St/Prov: MA	Cntry:	Own Occ: Y
Owner 1: DICKSON JAN-MARIE -			

Owner 2: -	Street 1: 191 SCITUATE ST	Twn/City: ARLINGTON
	St/Prov: MA	Cntry:
	Postal: 02476	

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Stucco Exterior and 2011 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.			

OTHER ASSESSMENTS	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	DICKSON JAN-MAR	43199-524		7/1/2004	Change>Sale	444,000	No	No		
		12611-556		4/8/1974			No	No	N	

PROPERTY FACTORS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
Item	Code	Description	%	Item	Code	Description				12/17/2004	1195		
Z	R1	SINGLE FA	100	water			G6	GR FY06	23X26 2ND STY, ADD	5/5/2018	MEAS&NOTICE	BS	Barbara S
o				Sewer						11/6/2008	Meas/Inspect	163	PATRIOT
n				Electri						6/13/2005	Permit Visit	BR	B Rossignol
Census:				Exempt						11/15/2004	MLS	MM	Mary M
Flood Haz:										2/3/2000	Inspected	276	PATRIOT
D				Topo						1/5/2000	Measured	163	PATRIOT
s				Street						1/1/1982		CS	
t				Gas:									

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8200		Sq. Ft.	Site		0	80.	0.81	9									532,803						532,800	

Total AC/HA: 0.18825

Total SF/SM: 8200

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 532,803

Spl Credit

Total: 532,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																											
Type: 15 - Old Style				Full Bath: 1	Rating: Average																																																																																																		
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Very Good																																																																																																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																		
Foundation: 3 - BrickorStone				A 3QBth	Rating:																																																																																																		
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																		
Prime Wall: 6 - Stucco				A HBth:	Rating:																																																																																																		
Sec Wall:			%	OthrFix: 1	Rating: Good																																																																																																		
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Fair																																																																																																		
Color: WHITE				A Kits:	Rating:																																																																																																		
View / Desir:				Fpl: 1	Rating: Average																																																																																																		
GENERAL INFORMATION				WSFlue:	Rating:																																																																																																		
Grade: C - Average				CONDOS INFORMATION																																																																																																			
Year Blt: 1922	Eff Yr Blt:			Location:																																																																																																			
Alt LUC:		Alt %:		Total Units:																																																																																																			
Jurisdct: G6		Fact: .		Floor:																																																																																																			
Const Mod:				% Own:																																																																																																			
Lump Sum Adj:				Name:																																																																																																			
INTERIOR INFORMATION				DEPRECIATION																																																																																																			
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %																																																																																																		
Prim Int Wal 2 - Plaster				Functional:		%																																																																																																	
Sec Int Wall:		%		Economic:		%																																																																																																	
Partition: T - Typical				Special:		%																																																																																																	
Prim Floors: 4 - Carpet				Override:		%																																																																																																	
Sec Floors: 3 - Hardwood	25 %		Total: 18.6 %																																																																																																				
CALC SUMMARY				COMPARABLE SALES																																																																																																			
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 135.00																																																																																																			
Subfloor:				Size Adj.: 1.17212820																																																																																																			
Bsmnt Gar:				Const Adj.: 0.99247509																																																																																																			
Electric: 3 - Typical				Adj \$ / SQ: 157.047																																																																																																			
Insulation: 2 - Typical				Other Features: 83450																																																																																																			
Int vs Ext: S				Grade Factor: 1.00																																																																																																			
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000																																																																																																			
Heat Type: 3 - Forced H/W				NBHD Mod:																																																																																																			
# Heat Sys: 1				LUC Factor: 1.00																																																																																																			
% Heated: 100		% AC:		Adj Total: 472639																																																																																																			
Solar HW: NO	Central Vac: NO			Depreciation: 87911																																																																																																			
% Com Wal	% Sprinkled			Depreciated Total: 384728																																																																																																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																											
SPEC FEATURES/YARD ITEMS																																																																																																							
PARCEL ID 146.0-0003-0014.0																																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
3	Garage	D	Y	1	13X20	A	AV	1922	24.62	T	40	101			3,800		3,800																																																																																						
More: N				Total Yard Items:				3,800	Total Special Features:						Total:	3,800																																																																																							
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